



chandler
garvey

TO LET



Property Consultants
chandlergarvey.com

Claydon House

Serviced Offices, 1 Edison Road, Aylesbury, HP19 8TE

**SERVICED
OFFICES TO LET
ON FLEXIBLE
TERMS**

**140 to 596 sq ft
(13.01 to 55.37 sq m)**

- Free on-site car parking
- Meeting room
- Central heating
- Recessed lighting
- Communal kitchen facilities
- WC accommodation
- Reception area

Claydon House, Serviced Offices, 1 Edison Road, Aylesbury, HP19 8TE

Summary

Available Size	140 to 596 sq ft
Rent	£325 - £1,395 per month Including service charge and utilities. Plus VAT
Business Rates	These units qualify for small business rates relief where applicable
Service Charge	Included in rental plus VAT
VAT	Applicable. VAT is payable on the rent.
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction, however, most licences are arranged in-house.
EPC Rating	C (54)

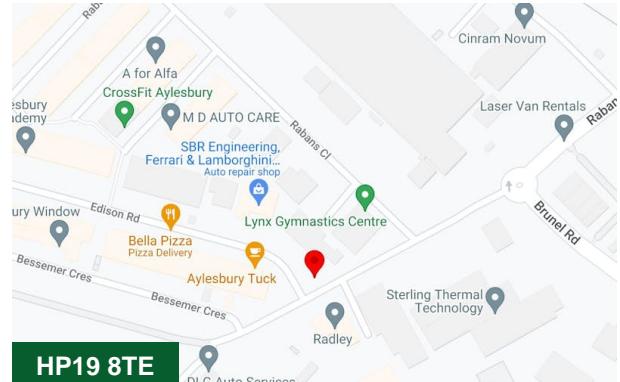
Description

A brick built property, constructed during the early 1980's, currently being run as a modern business centre, and offers competitively priced serviced offices. The centre consists of 17 suites arranged over 2 floors, some of which are fully furnished with air-handling facilities and excellent natural light. There is a permanent manned reception, meeting room, WC/Kitchen facilities and good parking. Please note the photos shown are of an example suite. Unit 16 (140 sq ft) and unit 17 (596 sq ft) are both available on flexible terms.



Location

Aylesbury is the County Town of Buckinghamshire and is well located, lying approximately 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles west of Hemel Hempstead. The town has good road communications, being positioned between the M1 and M40, and some 20 miles north of the M25 motorway via the A41. Aylesbury has a direct and frequent rail service to London Marylebone with a journey time of approximately 55 minutes.



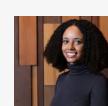
Accommodation

Name	sq ft	sq m	Rent	Availability
Unit - 11	138	12.82	£330 /month Plus VAT inclusive of service charge and utilities	Available
Unit - 17	596	55.37	£1,395 /month Plus VAT inclusive of service charge and utilities	Available
Unit - 16	140	13.01	£325 /month inclusive of service charge and utilities	Under Offer
Total	874	81.20		

Terms

The suites are available on a flexible licence from 12 months direct from the Landlord.

Viewing & Further Information



Neave DaSilva

01494 796054 | 07827 908926
nds@chandlergarvey.com



James Garvey

01494 460258 | 07471996320
jg@chandlergarvey.com